

HOUSING PORTFOLIO	ORIGINAL APPROVED BUDGET £000	LATEST APPROVED BUDGET £000	PROJECTED OUTTURN £000	VARIANCE £000	REASON
<b>INCOME</b>					
Dwelling rents	14,954	14,954	14,208	746	Estimated impact on rental income due to Covid-19 (5% loss)
Non-dwelling rents	342	342	304	38	Due to a high level of void garages
Charges for services and facilities	1,010	1,010	965	45	Estimated impact on income due to Covid-19
Contributions from general fund	52	52	52	0	
<b>Total Income</b>	<b>16,358</b>	<b>16,358</b>	<b>15,529</b>	<b>829</b>	
<b>EXPENDITURE</b>					
Repairs and maintenance	3,787	3,787	3,937	150	£135k increase in void repairs which have not been affected by lockdowns, £110k additional asbestos removal costs as a result of the quantity & complexity in removal, (£100k) reduction in window servicing based on spend to date.
Supervision and management	4,748	4,748	5,072	324	Estimated part year costs of new housing structure
Rents, rates and taxes	22	22	22	0	
Depreciation charges of fixed assets	2,565	2,565	2,565	0	
Debt management expenses	0	0	0	0	
Bad debts provision	150	150	200	50	Increase based on estimated impact of Covid-19 on arrears
<b>Total Expenditure</b>	<b>11,271</b>	<b>11,271</b>	<b>11,795</b>	<b>524</b>	
<b>Net</b>	<b>(5,087)</b>	<b>(5,087)</b>	<b>(3,734)</b>	<b>1,353</b>	
HRA Share of Corporate and Democratic Costs	175	175	175	0	
<b>Net Cost of HRA Services</b>	<b>(4,912)</b>	<b>(4,912)</b>	<b>(3,559)</b>	<b>1,353</b>	
Interest payable	1,547	1,547	1,547	0	
Interest and investment income	(75)	(75)	(38)	37	Fall in interest rate
Premiums and discounts	0	0	0	0	
<b>(SURPLUS)/DEFICIT</b>	<b>(3,440)</b>	<b>(3,440)</b>	<b>(2,050)</b>	<b>1,390</b>	
<b>MOVEMENTS IN HRA BALANCE FOR 2018/19</b>					
Repayment of debt	0	0	0	0	
Revenue contribution to capital	6,805	6,805	3,216	(3,589)	Increased use of major repairs reserve and underspend on capital programme
Surplus/deficit for the year	(3,440)	(3,440)	(2,050)	1,390	
<b>Increase/Decrease in Net Movement in HRA Balance</b>	<b>3,365</b>	<b>3,365</b>	<b>1,166</b>	<b>(2,199)</b>	
HRA Reserve balance brought forward	(12,482)	(12,482)	(12,482)	0	
HRA Reserve balance carried forward	<b>(9,117)</b>	<b>(9,117)</b>	<b>(11,316)</b>	<b>(2,199)</b>	